

FRIENDSVIEW RCF PHASE 1

Type II Site Design Review – City of Newberg

DATE

02.01.2021

APPLICATION

Type II Review Criteria

SITE LOCATION

1301 Fulton Street
Newberg, Oregon located
northeast of Manor
Campus

YAMHILL COUNTY

ASSESSOR'S MAP:

3217CB
Tax Lot 01700-02000

SITE SIZE

16.4 +/- Acre Campus
2.0 +/- Acres for RCP
Phase 1

LAND-USE DISTRICT

Institutional (I)

SUBMITTED TO

City of Newberg
414 E 1st Street
Newberg, OR 97132

OWNER

Friendsview Manor, Inc
1301 Fulton Street
Newberg, OR 97132

APPLICANT

Cynthia Schuster
LRS Architects, Inc
720 NW Davis Street, Suite 300
Portland, OR 97209



Friendsview RCF Phase 1

Type II Site Design Review – City of Newberg

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EXHIBITS

- Exhibit A:** Development Plans
- Exhibit B:** City of Newberg Type II Site Design Review Application Form
- Exhibit C:** Yamhill County Assessor’s Map
- Exhibit D:** Ownership Information & Title Reports
- Exhibit E:** Sample Public Notice & Mailing Information
- Exhibit F:** Traffic Impact Analysis Update Memo
- Exhibit G:** Preliminary Stormwater Report
- Exhibit H:** Preliminary Sewer Evaluation Memo
- Exhibit I:** Hydrant Flow Test
- Exhibit J:** Luminaire Cut Sheets

Friendsview RCF Phase 1

Type II Site Design Review – City of Newberg

August 2020

Summary

Friendsview Manor, Inc. is submitting applications for a Type II Site Design Review for a continuing care community. The proposed project is a single building of 73,000 +/- square feet, four stories, 79 patient units, and onsite parking. The proposed use of this building will be a Residential Care Facility (RCF), a type of group care building. Phase 1 will involve the demolition of one duplex and a relocation of a duplex. The proposed construction will be oriented internally to the northwest. Phase 1 RCF is the next phase to the Friendsview Manor Campus.

An application is required for this RCF building:

- A Site Plan Type II Design Review

The Applicant (Friendsview Manor, Inc.) requests Site Design Review approval of Friendsview Retirement Community Phase 1 (RCF) listed above. Below are the relevant City of Newberg Municipal Code (NMC) requirements and a description of how this request will meet the applicable criteria. These applications include the City forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City's approval of the application.

Site Description

The proposed project area is located northeast of the existing Manor Tower and north of the Hess creek. The overall site is 11.24 +/- acres (excluding the stream corridor area). The disturbed area for this proposed area of scope is 1.7 +/- Acres. The existing campus topography slopes up towards the north east towards the duplexes. George Fox University is located to the south of the site across Fulton Street.

I. Applicable Review Criteria

NEWBERG MUNICIPAL CODE - Title 15 DEVELOPMENT CODE

CHAPTER 15.100 LAND USE PROCESSES AND PROCEDURES

Article I. Procedure Types and Determination of Proper Procedures

15.100.030 Type II procedure.

- A. Type II development actions shall be decided by the director.
- B. Type II actions include, but are not limited to:
 - 1. Site design review.

Response: The Applicant is proposing a Residential Care Facility (RCF) Phase 1 to expand the existing Friendsview Manor Campus. This would trigger a Site Design Review and is, therefore, a Type II procedure. It is understood that the Type II procedure requirements listed in this section apply to this application.

- C. The applicant shall provide notice pursuant to the requirements of NMC 15.100.200 et seq.

Article IV. Notice

15.100.200 Compliance required.

Notice on all Type I through Type IV actions, including appeals, shall be conducted in accordance with this article.

15.100.210 Mailed Notice

Mailed notice shall be provided as follows:

- B. Type II and Type III Actions. The applicant shall provide public notice to:

- 1. The owner of the site for which the application is made; and
- 2. Owners of property within 500 feet of the entire site for which the application is made. The list shall be compiled from the most recent property tax assessment roll. For purposes of review, this requirement shall be deemed met when the applicant can provide an affidavit or other certification that such notice was deposited in the mail or personally delivered.
- 3. To the owner of a public use airport, subject to the provisions of ORS 215.416 or 227.175.

C. The director may request that the applicant provide notice to people other than those required in this section if the director believes they are affected or otherwise represent an interest that may be affected by the proposed development. This includes, but is not limited to, neighborhood associations, other governmental agencies, or other parties the director believes may be affected by the decision.

D. The director shall provide the applicant with the following information regarding the mailing of notice:

- 1. The latest date by which the notice must be mailed;*
- 2. An affidavit of mailing (to be signed and returned) certifying that the notice was mailed, acknowledging that a failure to mail the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to mail will result in the automatic postponement of a decision on the application; and*
- 3. A sample notice.*

Response: The Applicant will provide notice to the site owner, property owners within 500 feet of the entire site, and to public use airport operators within 5,000 feet of the site per ORS 215.416 and NMC 15.100.200. No other individuals or agencies requiring special notice have been identified. A mailing list and an affidavit of mailing will be submitted to the City when they are completed. A sample notice for approval has been included with this application. These criteria are met or will be met when applicable.

E. The notice of a Type II and Type III development application shall be reasonably calculated to give actual notice and shall:

- 1. Set forth the street address or other easily understood geographical reference to the subject property;*
- 2. List, by commonly used citation, the applicable criteria for the decision;*
- 3. Include the name and phone number of a local government contact person, the telephone number where additional information may be obtained and where information may be examined;*
- 4. Explain the nature of the application and the proposed use or uses which could be authorized;*
- 5. State that a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at a reasonable cost.*

F. Prior to mailing or posting any notice required by this code, the applicant shall submit a copy of the notice to the director.

G. The applicant shall mail the notice for Type II actions at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of mailing as identified in subsection (D) of this section within two business days after notice is mailed.

Response: The sample notice and mailing list are attached to this application as Exhibit E. Following the director's approval, the notices will be mailed to property owners and posted on the site. These criteria are met or will be met at a later date.

15.100.220 Additional notice procedures of Type II development applications.

In addition to the requirements of NMC 15.100.210, mailed notice for development actions shall also contain the following:

- A. Provide a 14-day period from the date of mailing for the submission of written comments prior to the decision;*
- B. State that issues that may provide a basis for appeal must be raised in writing during the comment period;*
- C. State that issues must be raised with sufficient specificity to enable the local government to respond to the issue;*
- D. State the place, date and time that comments are due;*
- E. State that notice of the decision, including an explanation of appeal rights, will be provided to any person who submits comments under*
- F. Briefly summarize the local decision-making process.*

15.100.260 Procedure for posted notice for Type II and III procedures.

- A. Posted Notice Required. Posted notice is required for all Type II and III procedures. The notice shall be posted on the subject property by the applicant.*
- B. Notice Information Provided by City. The director shall provide the applicant with the following information regarding the posting of notice:*
 - 1. The number of notices required;*
 - 2. The latest date by which the notice must be posted;*
 - 3. An affidavit of posting (to be signed and returned) certifying that the notice was posted on site, acknowledging that a failure to post the notice in a timely manner constitutes an agreement by the applicant to defer the 120-day process limit and acknowledging that failure to post will result in the automatic postponement of a decision on the application; and*
 - 4. A sample notice.*
- C. Submission of Notice. Prior to posting any notice required by this section, the applicant shall submit a copy of the notice to the director for review.*
- D. Size, Number and Location Requirements. A waterproof notice which measures a minimum of two feet by three feet shall be placed on each frontage of the site. If a frontage is over 600 feet long, a notice is required for each 600 feet, or fraction of 600 feet. If possible, notices shall be posted within 10 feet of a street lot line and shall be visible to pedestrians and motorists in clear view from a public right-of-way. Notices shall not be posted in a public right-of-way or on trees.*
- E. Contents of Notice. The posted notice shall only contain the following information: planning action number, brief description of the proposal, phone number and address for contact at the Newberg planning and building department.*
- F. Standards and Timing, Type II Actions. The applicant shall post the notice at least 14 days before a decision is rendered. The applicant shall file with the director an affidavit of posting as identified in subsection (B) of this section within two business days after notice is posted.*

H. Removal of Notice. The applicant shall not remove the notice before the final decision. All posted notice shall be removed by the applicant within 10 days following the date of the final decision on the request.

I. Failure to Post Notice. The failure of the posted notice to remain on the property shall not invalidate the proceedings. Failure by the applicant to post a notice and affirm that the posting was completed in conformance with the code shall result in:

- 1. Postponement of a decision until the mailing requirements have been met; or*
- 2. Postponement of the hearing to the next regularly scheduled meeting or to such other meeting as may be available for the hearing; or*
- 3. The entire process being invalidated; or*
- 4. Denial of the application.*

Response: Exhibit E includes draft notice materials which meet the requirements of this section. The posted notice requirements for Type II procedures listed in this section apply to this application. As stated above, the Applicant will provide notice as required, including the required affidavit. The criteria are or will be met upon completion.

Division 15.200 Land Use Applications

CHAPTER 15.220 SITE DESIGN REVIEW

15.220.020 Site design review applicability.

A. Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.

2. Type II.

- a. Any new development or remodel which is not specifically identified within subsection (A)(1) of this section.*

Response: The proposed new institutional construction is greater than 1,000 square feet and is otherwise not listed as a Type I review; therefore, a Type II Site Design Review is required.

B. Development in Accord with Plans. Construction, site development, and landscaping shall be carried out in substantial accord with the plans, drawings, sketches, and other documents approved as part of a final decision on a site design review.

C. Site Design Review Time Limit. An approved site design review plan intended to be constructed in a single phase shall be valid for one year from the date of the notice of final decision. A building permit must be acquired within this time period or the design review approval shall terminate. The director under a Type I procedure may grant an extension for up to six months if the applicant files a request in writing prior to the expiration of the approval and demonstrates compliance with the following:

1. *The land use designation of the property has not been changed since the initial design review approval; and*
2. *The applicable standards in this code which applied to the project have not changed.*

Response: The Site Design Review time limits, as stated above for a Type II procedure, are applicable to this application. The Applicant will conduct all construction in accordance with the applicable codes and requirements. These criteria are met.

D. Phased Design Review Approval. If a site plan is approved to be constructed in phases, completion of each phase shall extend the expiration of the original design review approval by 12 months from the date of its expiration. Prior to the expiration of each phase, the applicant may apply for an extension to the phase which is about to expire through subsection (C) of this section. The extension of a phase under subsection (C) of this section shall also extend any subsequent phases. The total number of extensions shall not extend the original design review approval more than five years from its original approval date. An applicant with a project containing two or more phases may elect to submit a master site development plan, with the following options:

1. *The applicant may provide all of the detailed information for a Type II site design review approval, per the requirements of NMC 15.220.030(B), for all phases of the project. Once the master site development plan is approved:*

a. Each subsequent phase of development is permitted outright upon a showing that the proposed phase is being constructed in substantial compliance with the approved plan. This review of substantial compliance will be undertaken by means of a Type I procedure. A phase of development will be considered to be within substantial compliance if the actual characteristics of the project, e.g., total gross square feet of development, employees, vehicle trips, parking spaces, are within five percent of those projected in the approved master site development plan; providing, that the project still is in compliance with all applicable development standards in effect at the time of the approval, or existing applicable development standards, if these are less stringent than the standards in effect at the time of approval. In lieu of minor modifications by the five percent rule established above, the applicant may request minor adjustments through the administrative adjustment provisions in NMC 15.210.010 et seq.

b. If at the time of construction, a subsequent phase of development is not in substantial compliance with the approved plan as defined above, the proposed changes will be subject to review by means of a Type II procedure, including any necessary variances to the applicable development standards in effect at the time of the new application. Those aspects of the phase which do not vary from the approved plan will be reviewed under the provisions of subsection (D)(1)(a) of this section, and not subject to the review required in this subsection.

2. *Institutions and other large developments that anticipate significant development over time, but cannot provide detailed information about future projects or phases of development in advance, can develop a concept master site development plan which addresses generic site*

development and design elements including but not limited to general architectural standards and materials, landscaping standards and materials, on-site vehicular and pedestrian circulation, institutional sign program, and baseline traffic and parking studies and improvement programs. The applicant will be required to undergo Type II site design review, per the requirements of NMC 15.220.030(B), for each project or phase of development at the time of construction, including demonstration of substantial compliance with the generic development and design elements contained within the approved concept master site development plan. The more detailed and comprehensive the generic elements in the concept master site development plan are, the more reduced is the scope of discretionary review at the time of actual construction of a project or phase of development. For purposes of this subsection, "substantial compliance" will be defined as noted in subsection (D)(1)(a) of this section.

3. An applicant that submits a concept master site development plan which meets the requirements of subsection (D)(2) of this section may at the same time submit a master site development plan for one or more of the initial phases contained in the concept master site development plan, which are described in sufficient detail to receive complete design review approval in advance, under the provisions of subsection (D)(1) of this section. The concept master site development plan and master site development plan will be filed as separate applications but reviewed concurrently.

4. The approval(s) granted in this section shall be in effect as follows:

a. Once a master site development plan has been approved, completion of each phase shall extend the expiration of the original site design review approval by 12 months from the date of its expiration. Prior to the expiration of each phase, the applicant may apply for an extension to the phase which is about to expire through subsection (C) of this section. The extension of a phase under subsection (C) of this section shall also extend to any subsequent phases. The total number of extensions shall not extend the original site design review approval by more than five years from its original approval date.

b. Institutions submitting a concept master site development plan shall be held to the same requirement provided in subsection (D)(2)(a) of this section, unless the plan specifically includes an expiration date. In no case shall a concept master site development plan cover a period exceeding 10 years.

Response: This application seeks approval for Phase 1 of four planned phases of the Friendsview Retirement Community expansion. A Friendsview Concept Master Plan was approved on February 26, 2016. This application for an institutional building is in accordance with that Master Plan and these requirements. Application for Site Design Review for Phase 1 of the project is submitted in accordance with NMC 15.220.020 (D)(2) above. The criteria, where applicable, are met.

15.220.030 Site design review requirements.

B. Type II. The following information is required to be submitted with all Type II applications for site design review:

1. *Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:*

- a. Access to site from adjacent right-of-way, streets and arterials;*
- b. Parking and circulation areas;*
- c. Location and design of buildings and signs;*
- d. Orientation of windows and doors;*
- e. Entrances and exits;*
- f. Private and shared outdoor recreation spaces;*
- g. Pedestrian circulation;*
- h. Outdoor play areas;*
- i. Service areas for uses such as mail delivery, trash disposal, above-ground utilities, loading and delivery;*
- j. Areas to be landscaped;*
- k. Exterior lighting;*
- l. Special provisions for handicapped persons;*
- m. Other site elements and spaces which will assist in the evaluation of site development;*
- n. Proposed grading, slopes, and proposed drainage;*
- o. Location and access to utilities including hydrant locations; and*
- p. Streets, driveways, and sidewalks.*

2. *Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:*

- a. Relationship of adjacent lands;*
- b. Location of species of trees greater than four inches in diameter at four feet above ground level;*
- c. Existing and proposed topography;*
- d. Natural drainage and proposed drainage and grading;*
- e. Natural features and structures having a visual or other significant relationship with the site.*

3. *Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.*

4. *Landscape Plan. The landscape plan shall indicate:*

- a. *The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all plant materials;*
 - b. *Proposed site contouring; and*
 - c. *A calculation of the percentage of the site to be landscaped.*
5. *Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.*
 6. *Existing Features and Natural Landscape. The plans shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.*
 7. *Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.*
 8. *Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.*
 9. *Buffering and Screening. Buffering and screening of areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.*
 10. *Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.*
 11. *Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.*
 12. *Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block or other similar products as approved by the director.*
 13. *Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.*

Response: The Applicant has submitted preliminary development plans (Exhibit A) which include the information required by NMC 15.220.030, B (1) – (13), including scaled Site Development, Architectural, Landscaping, Parking, Lighting, and other plans and civil construction drawings with the required details listed. All Service areas for trash disposal, loading and delivery at the proposed RCF will be provided by the existing campus

service area at the south side of the main building (The Manor). Any signage plans will be submitted under separate application. These criteria are met.

14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when a determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards.

Response: Attached as required is a Traffic Impact Analysis update memo (Exhibit F) which meets the listed requirements and studies the impact the development may have on surrounding traffic corridors. The original Traffic Impact Analysis was created in 2015 using figures from the Institute of Transportation Engineers (ITE) Trip Generation Manual 8th Edition. The ITE Trip Generation Handbook, Trip Generation Rates – 10th Edition indicates that this type of building (Category ITE 255 – “Continuing Care Retirement Community – Attached”), with 79 units, is estimated to generate an overall increase of 8 trips in the PM peak hour which is less than the 40-trip trigger for a traffic study therefore a Traffic Impact Analysis is not warranted. This memo, prepared by a registered engineer, is attached as Exhibit F. This criterion is met.

15.220.050 Criteria for Design Review (Type II process)

B. Type II. The following criteria are required to be met in order to approve a Type II design review request:

1. Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.

Response: The proposed building is similar or superior to and is therefore compatible with surrounding structures on the Friendsview campus. The building will be four stories in height, with pitched gable and hipped roofs. Building materials will be similar to the surrounding structures with primary elements of the building being constructed with a brick base on the exterior of the first floor and cementitious lap and panel siding along the upper floors of the building. Signage will be submitted as part of a separate land use application. Architectural, lighting, and landscape design for the Phase 1 building is compliant with City requirements and preliminary plans for approval are attached (Exhibit A). These criteria are met.

2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the

parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.

Response: RFC Phase 1 will provide 79 units within a continuing care retirement community. Group living requires 1 parking stall per 3 beds per 15.348.060 (D). The RCF 79 units will be studios and 1 bed units. This will require at least 27 parking spaces; 31 parking spaces will be provided. The parking plans attached as part of Exhibit A demonstrate that the project provides adequate on-site parking and circulation for residents and does not use public streets as part of a parking lot circulation pattern. Because of the proposed layout of the parking lot under the Phase 1 building, vehicles can efficiently enter and exit the campus from public streets with a minimum impact on the functioning of the public street. These criteria have been satisfied.

3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

Response: The Institutional zone requires a 25-foot front setback, 10-foot interior setback, and a 25-foot setback from properties zoned residential. The zone does not have a lot coverage limit. These requirements have been met. The maximum height within the zone is 75 feet. Within 50 feet of an interior property line abutting the R-2 district, that height is limited to 30 feet. The building height is less than the maximum height of the district and the building is not within 50 feet of an interior property line abutting an R-2 district. Within 100 feet of a property line abutting a public street or railroad right-of-way, that maximum height is reduced to 50 feet. The proposed building is more than 100 feet away from a public street or railroad right-of-way. The proposed Phase 1 building meets the 10-foot interior setback. The building also meets the 25-foot setback from residential zoning. These criteria are met.

4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

Response: The landscape plan complies with NMC 15.420.010. That section is reviewed in its entirety later within this report. The criterion is met.

5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

Response: This criterion is not applicable. Signs are not proposed as part of this application.

7. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.

8. Subdistrict Compliance. Properties located within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060.

Response: The site for Phase 1 is located within the Institutional district. The proposed use for the building is as Residential Care Facility. This use is permitted within the Institutional district as Group Living with a maximum of 10 residents per housing units. Each unit is limited to a studio or 1-bedroom unit. There is no applicable subdistrict for the site. These provisions have been satisfied.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Response: The RCF Phase 1 will be served by a number of existing utilities within Fulton Street and the surrounding former rights-of-way.

Water: There is an existing 6-inch water line within Fulton Street that loops through the property under former E Cherry Street and former N Center Street. There is also an existing 8-inch water line that loops through the northern side of the property serving the duplexes and a portion of the main Manor building. A portion of this 8-inch line will be relocated outside the construction limits of the new Residential Care Facility building. A new connection to the water main in Fulton Street will be needed to serve a new fire hydrant to be located east of the existing Manor building. This fire hydrant will be served by a new 6-in water line within a new 15-foot public water line easement.

Sewer: There is an existing 10-12-inch sewer line east of Hess Creek and a 6-inch line within the former E Cherry Street and Friendsview Manor driveway. There is also an existing 8-inch line that loops through the northern side of the property serving the duplexes and portion of the main Manor building. A portion of this 8-inch line will be relocated outside the construction limits of the new Residential Care Facility building. Re-connection to the existing sewer line will be made at the North East corner of the existing Manor Building. .

Stormwater: An existing storm system (pipe sizes vary from 6-inch to 15-inch) loops through the northern side of the property serving the duplexes and a portion of the main Manor building, portion of the storm network discharges into an existing detention only pond. The stormwater design utilizes a combination of Low Impact Development Approach (LIDA) flow through planters, an underground chamber system, and storm filter structures to meet city water quality and quantity criteria and requirements. Additional information is included in the attached stormwater report.

Street/Frontage Improvements: Access to the proposed structure and adjacent duplexes will remain substantially the same. The access drive in front of the Manor building will be shifted north to allow for the construction of the new parking and building layout.

Frontage improvements along Fulton Street consist of replacing the existing sidewalk with a new 6-foot wide curb tight sidewalk. Existing curb cuts will be removed, and a full height curb will be installed. The existing easterly driveway will be re-constructed with a commercial driveway approach meeting ADA standards. A 5-foot dedication is being provided where the existing right-of-way is 50-foot wide as required in the pre-application

meeting notes, to meet current road classification standards. An encroachment easement will be requested for the existing vehicular ramp accessing the Creekside facility. This ramp will encroach approximately 2'-0" into the requested 5' dedicated Right-of-Way.

PGE utilities along Fulton will be moved underground up to the edge of the conservation zone. The lines will be terminated at that point with a pole.

New street light poles will be engineered and provided per the City standards.

10. Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.

Response: The Applicant has provided a memo to address the current unit count and the build-out of the Concept Master Plan. Per Exhibit F, no traffic improvements are required. This criterion is met.

15.220.060 Additional requirements for multifamily residential projects.

The purpose of this section is to ensure that residential projects containing three or more units meet minimum standards for good design, provide a healthy and attractive environment for those who live there, and are compatible with surrounding development. As part of the site design review process, an applicant for a new multifamily residential project must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. At least 14 points are required for attached single-family projects of any size and smaller multifamily projects with six or fewer units and at least 20 points are required for multifamily projects with seven or more units. For more information and illustrations of each element, refer to the Newberg Residential Development Design Guidelines (July 1997).

Response: The proposed building has more than seven units; therefore, 20 points are required. Eligible points for the project are documented below and exceed the minimum points required.

A. Site Design Elements.

1. Consolidate green space to increase visual impact and functional utility. This applies to larger projects which collectively have a significant amount of open space areas which can be consolidated into children's play areas, gardens, and/or dog-walking areas (three points).

Response: Green space is consolidated in 3 major locations to maximize the visual impact and functional utility. These outdoor spaces (Community Garden, Park, and Stream Corridor) are illustrated on sheet A1 and qualify the project for three points

2. Preserve existing natural features, including topography, water features, and/or native vegetation (three points).

Response: The site Preserves the existing natural feature of the Stream Corridor and has native vegetation. This criterion is met, and this project is eligible for three points.

3. Use the front setback to build a street edge by orienting building(s) toward the street with a relatively shallow front yard (12 to 15 feet for two-story buildings) to create a more “pedestrian-friendly” environment (three points).

Response: The proposed RCF building is not along the Right-of-Way. The existing Creekside building along Fulton Street provides landscape to create a more “pedestrian-friendly” environment and qualify the project for three points.

4. Place parking lots to the sides and/or back of projects so that front yard areas can be used for landscaping and other “pedestrian-friendly” amenities (three points).

Response: The parking for the proposed structure is located internal to the site. The existing Creekside building along Fulton Street provides an external courtyard to create a more “pedestrian-friendly” amenity and qualify the project for three points.

5. Create “outdoor” rooms in larger projects by grouping buildings to create well-defined outdoor spaces (two points).

Response: Areas for outdoor use are provided throughout the property and are also concentrated at 3 major locations (Community Garden, Park, and Stream Corridor). These open areas will serve the residents and visitors. This criterion is met, and this project is eligible for two points for defining outdoor spaces.

6. Provide good-quality landscaping. Provide coordinated site landscaping sufficient to give the site its own distinctive character, including the preservation of existing landscaping and use of native species (two points).

Response: As previously stated, landscaping will be provided in such a method to provide open areas of green space and distinctive character for the site. Many of the species selected for landscaping are native species. Larger tree specimens along the southern property line will be preserved. Care has been taken to select tree and plant species consistent with the area. This criterion is met, and this project is eligible for two points for good-quality landscaping.

7. Landscape at the edges of parking lots to minimize visual impacts upon the street and surrounding properties (two points).

Response: Visual impacts at parking lots are minimized by landscaping. This criterion is met, and this project is eligible for two points.

8. Use street trees and vegetative screens at the front property line to soften visual impacts from the street and provide shade (one point).

Response: The street trees are existing and are mature which provide shade and soften visual impacts. Other existing vegetative screening is provided between the building and the front property line which soften visual impacts from the street. The project qualifies for one point for street trees and vegetative screening.

9. Use site furnishings to enhance open space. Provide communal amenities such as benches, playground equipment, and fountains to enhance the outdoor environment (one point).

Response: Site furnishings are provided throughout the common outdoor open spaces to encourage the community outdoors. Additional outdoor amenities like a Gazebo and BBQ areas will be added with this new RCF building. The project qualifies for one point for street trees and vegetative screening.

10. Keep fences neighborly by keeping them low, placing them back from the sidewalk, and using compatible building materials (one point).

Response: No new fencing is proposed as part of this project. The project qualifies for one additional point.

11. Use entry accents such as distinctive building or paving materials to mark major entries to multifamily buildings or to individual units (one point).

Response: The project will provide a canopy to distinctly emphasize the entry points. This project is qualified for one point for entry accents.

12. Use appropriate outdoor lighting which enhances the nighttime safety and security of pedestrians without causing glare in nearby buildings (one point).

Response: As shown in Exhibit A, all outdoor lighting has been selected and located as to enhance nighttime safety and security of pedestrians without causing light trespass or glare in nearby buildings. The lighting consists of downcast or recessed fixtures and, therefore, is appropriate for the site, consistent with criteria, and eligible for one point.

B. Building Design Elements.

1. Orient buildings toward the street. For attached single family and smaller multifamily projects, this means orienting individual entries and porches to the street. In larger projects with internal circulation and grounds, this means that at least 10 percent of the units should have main entries which face the street rather than be oriented toward the interior (three points).

Response: The Friendsview Retirement Community Phase 2 building is located internal to the site. This section does not apply.

2. Respect the scale and patterns of nearby buildings by reflecting the architectural styles, building details, materials, and scale of existing buildings (three points).

Response: The proposed building is similar or superior to, and, therefore, compatible with, surrounding structures on the Friendsview campus. The building will be four stories in height, with pitched gable and hipped roofs. Building materials will be similar to the surrounding construction with primary elements of the building being constructed with a brick base on the exterior of the first floor and cementitious lap and panel siding along the upper floors of the building. Signage will be submitted as part of a separate land use application.

Architectural, lighting, and landscape design for the Phase 2 building is compliant with City requirements, and preliminary plans for approval are attached. These criteria are met, and the design is eligible for three points for building design.

3. Break up large buildings into bays by varying planes at least every 50 feet (three points).

Response: While the Phase 2 building is large, it is broken up into three major portions with no plane of the building greater than 50 feet in length. The project proposes variations in color, building materials, projections and recesses, and form in order to break up large surfaces horizontally and vertically. This requirement is met, and the project is eligible for three points for building design.

4. Provide variation in repeated units in both single-family attached and large multifamily projects so that these projects have recognizable identities. Elements such as color; porches, balconies, and windows; railings; and building materials and form, either alone or in combination, can be used to create this variety (three points).

Response: As this project consists of a singular building, these provisions are not applicable.

5. Building Materials. Use some or all of the following materials in new buildings: wood or wood-like siding applied horizontally or vertically as board and batten; shingles, as roofing, or on upper portions of exterior walls and gable ends; brick at the base of walls and chimneys; wood or wood-like sash windows; and wood or wood-like trim (one point for each material described above).

Response: The building is proposed to use a variety of materials including brick, composite shingle roofing, wood-like siding applied horizontally, and plank siding. The project is eligible for a point for each variety of material chosen, for four total points. This criterion is met.

6. Incorporate architectural elements of one of the city's historical styles (Queen Anne, Dutch colonial revival, colonial revival, or bungalow style) into the design to reinforce the city's cultural identity. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, dormer windows, and decorative trim boards (two points).

Response: The Applicant has not proposed to incorporate any specific historical architectural elements or styles in the building design. The project features an architectural style which is attractive and compatible with surrounding buildings and neighborhoods.

7. Keep car shelters secondary to the building by placing them to the side or back of units and/or using architectural designs, materials, and landscaping to buffer visual impacts from the street (two points).

Response: This project completely obscures vehicle parking from the street level by locating them internal to the site. This criterion is met, and this project is eligible for two points for obscuring parking.

8. Provide a front porch at every main entry as this is both compatible with the city's historic building pattern and helps to create an attractive, "pedestrian-friendly" streetscape (two points).

Response: The main western entry of the building has a porch style canopy which both fits in with the City's historic building patterns and helps to create a pedestrian-friendly streetscape. This project qualifies for two points for providing a front-porch type entry.

9. Use sloped roofs at a pitch of 3:12 or steeper. Gable and hip roof forms are preferable (two points).

Response: All portions of the roof have a pitch of 3:12 or steeper and consists of gable and hipped forms. These criteria are met, and this project is, therefore, eligible for two points.

DIVISION 15.300 ZONING DISTRICTS

Chapter 15.302 DISTRICTS AND THEIR AMENDMENT

15.302.010 Establishment and designation of use districts and subdistricts. In order to classify, regulate, restrict and segregate the uses of lands and buildings, to regulate and restrict the height and size of buildings, to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, the following classes of use districts and subdistricts are established:

A. Use Districts.

10. I institutional district.

15.302.032 Purposes of each zoning district.

O. I Institutional District. The I institutional district is intended to support and promote institutional uses. The district provides for the establishment and growth of large institutional campuses as well as accessory and compatible uses. The institutional district is intended to be consistent with the public/quasi-public (PQ) designation of the comprehensive plan.

Response: The subject property is located within the Institutional district. This application is for a 79-unit RCF building, a type of group care home. This use is permitted and consistent with surrounding uses in the Institutional district and within the Public/Quasi-Public Comprehensive Plan designation. The criteria are met.

CHAPTER 15.303 USE CATEGORIES

15.303.315 Group care building category.

A. Characteristics. The group care facility category includes licensed facilities that provide residential care alone or in conjunction with treatment or training or a combination thereof for 16 or more individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.

B. Accessory Uses. Personal service uses, recreational facilities, dining facilities, or retail sales for use of tenants, employees, or tenant visitors.

C. Examples. Nursing homes, continuing care retirement facilities, addiction treatment centers, sanitariums.

D. Exclusions. Residential care homes, residential care facilities, and prisons are separate use categories. Assisted living facilities are classified as multiple-family dwellings.

Response: The proposed use is a type of group care building, a permitted use within the Institutional district. These criteria are met.

CHAPTER 15.305 ZONING USE TABLE

15.305.020 Zoning use table – Use districts.

Newberg Development Code – Zoning Use Table

Chapter 15.305 ZONING USE TABLE

#	Use	R-1	R-2	R-3	R-4	RP	C-1	C-2	C-3	C-4	M-1	M-2	M-3	M-4	M-4-C	CF	I	AR	AI	Notes and Special Use Standards
315	Group care facility (16+ people)	C	C	C		C		C									P			

Response: The Applicant has proposed a type of group care facility. Per the Zoning Use Table and NMC 15.305.020, group care facilities are permitted within the Institutional district. This criterion is met.

CHAPTER 15.348 INSTITUTIONAL OVERLAY (IO) SUBDISTRICT

15.348.010 Purpose.

A. The institutional overlay (IO) subdistrict is intended to provide for the orderly development and expansion of George Fox University, Providence Newberg Hospital, and Friendsview Manor operating within the City of Newberg. The IO subdistrict is designed to incorporate specific regulations and standards that will support the expansion of the institutional uses, while protecting the existing uses of non-institutionally owned property within the subdistrict until such time as the property may be acquired by the institution with the consent of the property owners. The IO subdistrict focuses primarily on development regulations and processes. Also, the IO subdistrict will provide a process for conversion of lands in the IO subdistrict to the institutional district as contiguous lands are purchased by the institution. The IO subdistrict may be applied to any existing zoning designation. Permitted uses include those permitted by the underlying zoning district and other institutional uses specifically allowed within the IO subdistrict that are compatible with the uses in the underlying zoning. The IO subdistrict is intended to be consistent with the public/quasi-public designation of the comprehensive plan.

B. In addition, the purpose of the subdistrict is to:

- 1. Preserve and enhance the character of the areas surrounding the institutions, especially residential areas.*

2. Provide a process to enhance communication among the institution, neighborhood residents, and city officials concerning institutional change and expansion plans. [Ord. 2451, 12-2-96. Code 2001 § 151.520.]

15.348.030 Permitted buildings and uses.

A. All uses permitted in the underlying primary district.

B. Uses that are directly related to the objectives of the institution and that are owned or operated by the institution that are not already permitted within the district, and may be subject to special conditions and standards including:

1. Group living facilities with a maximum of 10 residents per housing unit.

2. Office and administrative facilities subject to special conditions (NMC 15.348.050(A)).

3. Retail sales and services subject to special conditions (NMC 15.348.050(B)).

C. Where uses in the IO subdistrict and the underlying zone conflict, the IO subdistrict prevails. [Ord. 2451, 12-2-96. Code 2001 § 151.522.]

15.348.060 Development standards.

A. Height. The maximum height for all uses will be 45 feet.

B. Setbacks.

1. A minimum 15-foot building setback for all boundary lines of the property will be required for all schools, churches, public and semi-public buildings and other institutional uses in residential districts. IO designated property is not subject to the setback standards identified within NMC 15.410.040.

2. Parking in setbacks will be permitted per NMC 15.420.010(B)(3)(b).

3. No variances are required where existing buildings or site improvements are converted to institutional uses and do not meet these standards.

C. Lot Coverage. Combined maximum lot and parking coverage shall be 80 percent for R-2, R-3 and RP districts.

D. Parking.

1. Group living: one space per three beds (can be reduced by 50 percent if within 400 feet of an institution parking lot).

2. Office: one space per 400 square feet minimum (can be reduced by 50 percent if within 400 feet of an institution parking lot).

Response: The proposed building is located internally to the campus and will not impact the existing uses of non-institutionally. These criteria are met.

F. Signs. Exemption to the sign requirements of NMC 15.435.010 et seq. include the following: One sign with a maximum size of six square feet may be mounted on a building or erected freestanding on the

property and does not require a sign permit; provided, that it meets the vision clearance requirements of NMC 15.410.060 and that it is less than five feet tall. [Ord. 2451, 12-2-96. Code 2001 § 151.525.]

Response: This criterion is not applicable. Signs are not proposed as part of this application.

DIVISION 15.400 DEVELOPMENT STANDARDS

Chapter 15.405 LOT REQUIREMENTS

15.405.010 Lot area – Lot areas per dwelling unit.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

5. Institutional districts shall have a minimum size of five contiguous acres in order to create a large enough campus to support institutional uses; however, additions to the district may be made in increments of any size.

Response: The proposed site is 16.4+/- acres in size and is already included within the Institutional district. The site is part of the Friendsview campus. This criterion is met.

15.405.030 LOT DIMENSIONS AND FRONTAGE.

A. Width. Widths of lots shall conform to the standards of this code.

B. Depth to Width Ratio. Each lot and parcel shall have an average depth between the front and rear lines of not more than two and one half times the average width between the side lines. Depths of lots shall conform to the standards of this code. Development of lots under 15,000 square feet are exempt from the lot depth to width ratio requirement.

C. Area. Lot sizes shall conform to standards set forth in this code. Lot area calculations shall not include area contained in public or private streets as defined by this code.

D. Frontage.

1. No lot or development site shall have less than the following lot frontage standards:

a. Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).

2. The above standards apply with the following exceptions:

a. Legally created lots of record in existence prior to the effective date of the ordinance codified in this code.

b. Lots or development sites which, as a process of their creation, were approved with sub-standard widths in accordance with provisions of this code.

c. Existing private streets may not be used for new dwelling units, except private streets that were created prior to March 1, 1999, including paving to fire access roads standards and installation of necessary utilities, and private streets allowed in the airport residential and airport industrial districts.

Response: The lot dimensions and frontage of the site conform to the standards for the Institutional district as outlined within the Newberg Municipal Code.

15.405.040 LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS.

A. Purpose. The lot coverage and parking coverage requirements below are intended to:

- 1. Limit the amount of impervious surface and storm drain runoff on residential lots.*
- 2. Provide open space and recreational space on the same lot for occupants of that lot.*
- 3. Limit the bulk of residential development to that appropriate in the applicable zone.*

C. All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code.

Response: The proposed project conforms to the Institutional zoning district requirements for lot coverage and parking coverage. These criteria are satisfied.

Chapter 15.410 YARD SETBACK REQUIREMENTS

15.410.010 GENERAL YARD REGULATIONS.

A. No yard or open space provided around any building for the purpose of complying with the provisions of this code shall be considered as providing a yard or open space for any other building.

B. No yard or open space on adjoining property shall be considered as providing required yard or open space for another lot or development site under the provisions of this code.

C. No front yards provided around any building for the purpose of complying with the regulations of this code shall be used for public or private parking areas or garages, or other accessory buildings, except as specifically provided elsewhere in this code.

D. When the common property line separating two or more contiguous lots is covered by a building or a permitted group of buildings with respect to such common property line or lines does not fully conform to the required yard spaces on each side of such common property line or lines, such lots shall constitute a single development site and the yards as required by this code shall then not apply to such common property lines.

Response: As part of the Friendsview Retirement Community campus, the proposed building does not count any yards or open space of adjoining properties or buildings. Parking has not been proposed within any yard or open space. The proposed building is composed of a single development site. These criteria have been satisfied.

15.410.020 FRONT YARD SETBACK.

D. Institutional and Community Building. All lots or development sites in the I and CF district shall have a front yard of 25 feet. Outdoor activity facilities, such as pools, basketball courts, tennis courts, or baseball diamonds, including any accessory structures and uses, are not permitted within the required setback.

Response: The proposed building provides a 25-foot setback for the front of the building as it is located internally to the campus and not along a street. No prohibited facilities or structures have been proposed within the required front setback. These criteria are met.

15.410.030 INTERIOR YARD SETBACK.

D. Institutional and Community Building. All lots or development sites in the I and CF district shall have interior yards of not less than 10 feet, except outdoor activity facilities, such as pools, basketball courts, tennis courts, or baseball diamonds, including any accessory structures and uses, shall have an interior yard setback of 25 feet when abutting a residential district.

Response: This site provides greater than the required 10-foot setback amount from all side and rear lot lines. The Applicant also does not propose any of the listed accessory structures or facilities within any setback areas adjacent to a residential district. These provisions have been met.

15.410.040 SETBACK AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS.

A. Building Setback. No buildings shall be erected, used or maintained for a school, church or public or semi-public building or use, institution or similar use under the regulations of this code unless such building is removed at least 25 feet from every boundary line of any property included in any residential district.

B. Required Yard. No required front or interior yard of the lot on which such building or use is located shall be used for play or parking purposes.

Response: The setbacks for the RCF Phase 1 exceeds the required setbacks. No play or parking purposes have been proposed within any required yard area. These criteria are satisfied.

15.410.060 VISION CLEARANCE SETBACK.

The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).

A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.

B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.

C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.

Response: The proposed building is internal and will not impact the existing vision clearance setback.

CHAPTER 15.415 BUILDING AND SITE DESIGN STANDARDS

15.415.020 Building height limitation.

D. Institutional. The maximum height of any building or structure will be 75 feet except as follows:

1. Within 50 feet of an interior property line abutting a C-1, R1,R-2 or R-P district, no main building may exceed 30 feet.

3. Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M1,M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.

4. To utilize the maximum permitted height standard, at least 80 percent of the building's ground coverage must be beyond the setback area designated in subsection (D)(3) of this section. The maximum encroachment may not exceed 25 feet.

Response: The proposed building is under 75 feet tall as shown on the attached plans (Sheet A5 – Exhibit A). These requirements are met.

15.415.040 PUBLIC ACCESS REQUIRED.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Response: The Friendsview Retirement Campus is abutting an existing public street. These criteria are satisfied.

CHAPTER 15.420 LANDSCAPING AND OUTDOOR AREAS

15.420.010 Required minimum standards.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

1. A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section. Development in the C-3 (central business district) zoning district and M-4 (large lot industrial) zoning district is exempt from the 15 percent landscape area requirement of this section. Additional landscaping requirements in the C4 district are described in NMC

15.352.040(K). In the AI airport industrial district, only a five percent landscaping standard is required with the goal of "softening" the buildings and making the development "green" with plants, where possible. The existence of the runway, taxiway, and approach open areas already provide generally for the 15 percent requirement. Developments in the AI airport industrial district with a public street frontage shall have said minimum landscaping between the front property line and the front of the building.

2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.

Response: Approximately 18,207 square feet, or ±23.2 percent of the site area is proposed to be landscaped, greater than the minimum 15 percent in the above criteria. All areas of the site not covered by a structure or other hard-surface improvement are proposed to be covered by landscaping. These criteria are satisfied.

3. The following landscape requirements shall apply to the parking and loading areas:

- a. A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
- b. A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.
- c. A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.
- d. A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).
- e. Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
- f. Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.
- g. All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.

h. An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:

i. Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces (see Appendix A, Figure 13).

ii. Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to back parking (see Appendix A, Figure 14).

Response: The RCF Phase 1 service drives are proposed to be buffered with a minimum of 5 feet of landscaping. Plantings within this area will not abut a residential district and therefore do not need to feature a sight-obscuring fence or screening plantings. The requirement of one deciduous shade tree per seven parking spaces to create a partial tree canopy over and around the parking area is satisfied as shown on the required Landscaping Plans (Exhibit A) and no more than seven spaces are grouped together. The above provisions are satisfied.

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.

a. Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

Response: The existing street trees appear to comply based on spacing except at the distance clearance triangle near the driveways

c. Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.

Response: Instances of accent trees on the property, as designated on the Landscaping Plans (Exhibit A), will meet the minimum trunk diameter of 1½ inches and eight feet in height. The trees will be spaced no further than approximately ±25 to 30 feet apart, on-center. These provisions are satisfied.

d. All broad-leafed evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 15 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can size shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.

Response: All shrub plantings shown on the Landscaping Plans (Exhibit A) have a minimum height of 12 to 15 inches and will come from at least a 2-gallon container. Plantings are proposed to be grouped and spaced such that minimum densities are satisfied or exceeded. These criteria are met.

e. Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:

Gallon cans 3 feet on center

4" containers 2 feet on center

2-1/4" containers 18" on center

Rooted cuttings 12" on center

Response: Ground cover for RCF Phase 1 is shown on the required Landscaping Plans (Exhibit A). The landscaping is shown to be planted in groupings and distances appropriate to the species and planting size and will satisfy or exceed the minimum container size and planting density required.

5. Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination of irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.

6. Required landscaping shall be continuously maintained.

Response: All proposed plantings within the proposed area of disturbance will be irrigated by an underground installed system. Required landscaping shall be continuously maintained during construction and for 90 days following substantial completion of the installation. Thereafter, the owner will continuously maintain the landscape as shown within the Landscaping Plans (Exhibit A). These provisions are met.

7. Maximum height of tree species shall be considered when planting under overhead utility lines.

8. Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site

development master plan, the landscape requirements will be reviewed through an administrative Type I review process.

Response: The maximum height of proposed tree species will not interfere with overhead power lines. Parking and loading areas will feature landscaping within islands or along parking aisles per subsection (B)(3) of this section.

C. Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant.

Response: Proposed landscaping will be installed prior to occupancy. These criteria are or will be met.

15.420.020 LANDSCAPING AND AMENITIES IN PUBLIC RIGHTS-OF-WAY.

The following standards are intended to create attractive streetscapes and inviting pedestrian spaces. A review body may require any of the following landscaping and amenities to be placed in abutting public rights-of-way as part of multifamily, commercial, industrial, or institutional design reviews, or for subdivisions and planned unit developments. In addition, any entity improving existing rights-of way should consider including these elements in the project. A decision to include any amenity shall be based on comprehensive plan guidelines, pedestrian volumes in the area, and the nature of surrounding development.

A. Pedestrian Space Landscaping. Pedestrian spaces shall include all sidewalks and medians used for pedestrian refuge. Spaces near sidewalks shall provide plant material for cooling and dust control, and street furniture for comfort and safety, such as benches, waste receptacles and pedestrian-scale lighting. These spaces should be designed for short-term as well as long-term use. Elements of pedestrian spaces shall not obstruct sightlines and shall adhere to any other required city safety measures. Medians used for pedestrian refuge shall be designed for short-term use only with plant material for cooling and dust control, and pedestrian-scale lighting. The design of these spaces shall facilitate safe pedestrian crossing with lighting and accent paving to delineate a safe crossing zone visually clear to motorists and pedestrians alike.

Response: The RCF Phase 1 project will include well-landscaped pedestrian spaces which do not obstruct sightlines or create safety issues. This landscaping will facilitate safe pedestrian crossing of the building's parking driveway. These provisions are met.

- 1. Street trees planted in pedestrian spaces shall be planted according to NMC 15.420.010(B)(4).*

Response: The existing street trees appear to comply based on spacing except at the distance clearance triangle near the driveways

2. Pedestrian spaces shall have low (two and one-half feet) shrubs and ground covers for safety purposes, enhancing visibility and discouraging criminal activity.

a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms, and at maturity maintain growth within the planting area (refer to plant material matrix below).

b. Plant placement shall also adhere to clear sight line requirements as well as any other relevant city safety measures.

Response: The existing landscape along the street appear to comply.

3. Pedestrian-scale lighting shall be installed along sidewalks and in medians used for pedestrian refuge.

a. Pole lights as well as bollard lighting may be specified; however, the amount and type of pedestrian activity during evening hours, e.g., transit stops, nighttime service districts, shall ultimately determine the type of fixture chosen.

b. Luminaire styles shall match the area/district theme of existing luminaires and shall not conflict with existing building or roadway lights causing glare.

c. Lighting heights and styles shall be chosen to prevent glare and to designate a clear and safe path and limit opportunities for vandalism (see Appendix A, Figure 17, Typical Pedestrian Space Layouts).

d. Lighting shall be placed near the curb to provide maximum illumination for spaces furthest from building illumination. Spacing shall correspond to that of the street trees to prevent tree foliage from blocking light.

Response: Lighting has been chosen to be appropriate to the site. Luminaire styles will be in keeping with the established styles of the surrounding campus and will not cause glare or conflict with existing building or roadway lighting. Lighting heights have been carefully designed to prevent glare and light trespass while also maximizing on-site lighting for safety and security. The proposed lighting meets these provisions of Newberg Municipal Code.

4. Street furniture such as benches and waste receptacles shall be provided for spaces near sidewalks only.

a. Furniture should be sited in areas with the heaviest pedestrian activity, such as downtown, shopping districts, and shopping centers.

b. Benches should be arranged to facilitate conversation between individuals with L-shaped arrangements and should face the area focal point, such as shops, fountains, plazas, and should divert attention away from nearby traffic.

5. Paving and curb cuts shall facilitate safe pedestrian crossing and meet all ADA requirements for accessibility.

Response: The proposed project is not located in heavy pedestrian activity area such as downtown, shopping districts, and shopping centers. No street furniture is proposed. Any new paving and curbs will facilitate safe pedestrian crossing and meet all ADA requirements.

B. Planting Strip Landscaping. All planting strips shall be landscaped. Planting strips provide a physical and psychological buffer for pedestrians from traffic with plant material that reduces heat and dust, creating a more comfortable pedestrian environment. Planting strips shall have different arrangements and combinations of plant materials according to the frequency of on-street parking (see Appendix A, Figures 18 and 19).

1. Planting strips which do not have adjacent parking shall have a combination of ground covers, low (two and one-half feet) shrubs and trees. Planting strips adjacent to frequently used on-street parking, as defined by city staff, shall only have trees protected by tree grates, and planting strips adjacent to infrequently used on-street parking shall be planted with ground cover as well as trees (see Appendix A, Figures 18 and 19, Typical Planting Strip Layouts). District themes or corridor themes linking individual districts should be followed utilizing a unifying plant characteristic, e.g., bloom color, habit, or fall color. When specifying thematic plant material, monocultures should be avoided, particularly those species susceptible to disease.

Response: No planting strip landscaping has been proposed. Per the Pre-Application memo dated 05/27/2020, a curb tight 6-foot sidewalk will be provided.

3. Shrubs and ground covers shall be provided in planting strips without adjacent parking with low (two and one-half feet) planting masses to enhance visibility, discourage criminal activity, and provide a physical as well as psychological buffer from passing traffic.

a. Plantings shall be 90 percent evergreen year-round, provide seasonal interest with fall color or blooms and at maturity maintain growth within the planting area.

b. Ground cover able to endure infrequent foot traffic shall be used in combination with street trees for planting strips with adjacent occasional parking (refer to plant material matrix below).

c. All plant placement shall adhere to clear sight line requirements as well as any other relevant city safety measures.

Response: No planting strip landscaping has been proposed. Per the Pre-Application memo dated 05/27/2020, a curb tight 6-foot sidewalk will be provided.

C. Maintenance. All landscapes shall be maintained for the duration of the planting to encourage health of plant material as well as public health and safety. All street trees and shrubs shall be pruned to maintain health and structure of the plant material for public safety purposes.

Response: Following planting, all proposed landscaping will be maintained to encourage plant health and protect public health and safety. This criterion is and will be met.

CHAPTER 15.425 EXTERIOR LIGHTING

15.425.010 Purpose.

The purpose of this chapter is to regulate the placement, orientation, distribution patterns, and fixture types of on-site outdoor lighting. The intent of this section is to provide minimum lighting standards that promote safety, utility, and security, prevent glare on public roadways, and protect the privacy of residents.

15.425.020 Applicability and exemptions.

A. Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:

- 1. The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.*
- 2. Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.*
- 3. If any portion of the site is used after dark for outdoor parking, assembly or traverse, an illumination plan for these areas is required. The plan must address safety and personal security.*

Response: The E103, Site Plan – Photometrics, has been provided as part of Exhibit A. The location, heights, makes, models, lamp type, wattage, and cutoff angle are provided. These criteria are met.

B. Exemptions. The following uses shall be exempt from the provisions of this section:

- 1. Public street and airport lighting.*
- 2. Circus, fair, carnival, or outdoor governmentally sponsored event or festival lighting.*
- 3. Construction or emergency lighting, provided such lighting is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting.*
- 4. Temporary Lighting. In addition to the lighting otherwise permitted in this code, a lot may contain temporary lighting during events as listed below:*
 - a. Grand Opening Event. A grand opening is an event of up to 30 days in duration within 30 days of issuance of a certificate of occupancy for a new or remodeled structure, or within 30 days of change of business or ownership. No lot may have more than one grand*

opening event per calendar year. The applicant shall notify the city in writing of the beginning and ending dates prior to the grand opening event.

b. Other Events. A lot may have two other events per calendar year. The events may not be more than eight consecutive days in duration, nor less than 30 days apart.

5. Lighting activated by motion sensor devices.

6. Nonconforming lighting in place as of September 5, 2000. Replacement of nonconforming lighting is subject to the requirements of NMC 15.205.010 through 15.205.100.

7. Light Trespass onto Industrial Properties. The lighting trespass standards of NMC 15.425.040 do not apply where the light trespass would be onto an industrially zoned property.

Response: The listed exemptions do not apply to the proposed lighting for the site. These provisions do not apply.

15.425.030 ALTERNATIVE MATERIALS AND METHODS OF CONSTRUCTION, INSTALLATION, OR OPERATION.

The provisions of this section are not intended to prevent the use of any design, material, or methods of installation or operation not specifically prescribed by this section, provided any such alternate has been approved by the director. Alternatives must be an approximate equivalent to the applicable specific requirement of this section and must comply with all other applicable standards in this section.

Response: Because LED luminaires are not listed within the Table of Shielding Requirements, this section is applicable. The luminaires proposed will be full-cutoff luminaires, meaning that no direct up light will be emitted above the horizontal. This requirement is satisfied.

15.425.040 REQUIREMENTS.

A. General Requirements – All Zoning Districts.

1. Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.

Response: The main walkway in front of the building is illuminated by proposed LED bollards (designated on the plan as Type SG). These luminaires are 42-inches in height. Due to the height of the bollard, these low-level luminaires are considered nonintrusive and are unrestricted by this code.

2. Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.

Response: The majority of the proposed luminaires on-site will be pedestrian height, LED pole mounted luminaires (designated on the plan as Type SA). These luminaires are mount on an 8-foot pole and are used to

illuminate the walkways and parking areas to the north, east and west of the building. The proposed luminaires comply with shielding requirements and light trespass restrictions at the property line.

3. High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.

Response: The attached Exterior Site Lighting Plan (Exhibit A) demonstrates that luminaires mounted on the building or recessed in canopies and pole mounted luminaires around the building will not cause light trespass at nearby property lines.

B. Table of Shielding Requirements.

Fixture Lamp Type (Shielded)

Low/high pressure sodium, mercury vapor, metal halide and fluorescent over 50 watts (Fully)

Incandescent over 160 watts (Fully)

Incandescent 160 watts or less (None)

Fossil fuel (None)

Any light source of 50 watts or less (None)

Other sources (As approved by NMC 15.425.030)

Note: "Incandescent" includes tungsten-halogen (quartz) lamps.

Response: The selected luminaire types are not listed within the Table of Shielding Requirements and are, therefore, subject to the standards of NMC 15.425.030.

Chapter 15.430 UNDERGROUND UTILITY INSTALLATION

15.430.010 UNDERGROUND UTILITY INSTALLATION.

A. All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connections boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.

B. Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.

C. The director may make exceptions to the requirement to underground utilities based on one or more of the following criteria:

1. The cost of undergrounding the utility is extraordinarily expensive.

2. *There are physical factors that make undergrounding extraordinarily difficult.*
3. *Existing utility facilities in the area are primarily overhead and are unlikely to be changed.*

Response: See section 15.220.050(B)9 above for full summary of utilities.

CHAPTER 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

Article I. Off-Street Parking Requirements

15.440.010 Required off-street parking.

A. Off-street parking shall be provided on the development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, except the C-3 zoning district where an in-lieu-fee is paid for required parking, the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve. All required parking must be under the same ownership as the development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the development site.

Response: The proposed project is within the Institutional (I) zoning district. As such, no in-lieu-fee is required for the project's parking. The parking area is provided in front the proposed building; therefore, the parking will be under the same ownership as the development site.

*D. All commercial, office, or industrial developments that have more than 20 off-street parking spaces and that have designated employee parking must provide at least one preferential carpool/vanpool parking space. The preferential carpool/vanpool parking space(s) must be located close to a building entrance.
Penalty: See NMC 15.05.120.*

Response: The RCF parking area is not proposed to provide designated employee parking. These criteria are not applicable.

15.440.020 PARKING AREA AND SERVICE DRIVE DESIGN.

A. All public or private parking areas, parking spaces, or garages shall be designed, laid out and constructed in accordance with the minimum standards as set forth in NMC 15.440.070.

Response: All parking areas and spaces have been designed, laid out, and will be constructed in accordance with the minimum standards of NMC 15.440.070. Those provisions are addressed later within this report. This requirement is satisfied.

B. Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way service drives be less than 20

feet and 12 feet, respectively. Service drives shall be improved in accordance with the minimum standards as set forth in NMC 15.440.060.

Response: The proposed parking area is provided internally. No backing or other maneuvering movements on a public street will be needed. The service drive to be utilized is existing and will remain as-is. These criteria are satisfied.

C. Gates. A private drive or private street serving as primary access to more than one dwelling unit shall not be gated to limit access, except as approved by variance. Penalty: See NMC 15.05.120.

Response: Although private, no gates have been proposed for the driveways. This provision does not apply.

15.440.030 PARKING SPACES REQUIRED.

Use Minimum Parking Spaces Required Institutional Type Group living community not including nursing care 1 space per living unit

Chapter 15.440 OFF-STREET PARKING, BICYCLE PARKING, AND PRIVATE WALKWAYS

<u>Use</u>	<u>Minimum Parking Spaces Required</u>
Nursing homes, homes for the aged, group care homes, asylums, etc.	1 for each 3 beds

Response: The proposed parking will provide 31 parking spaces for 79 patient units. This criterion is met.

15.440.050 COMMON FACILITIES FOR MIXED USES.

A. In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use except as provided below.

B. Joint Uses of Parking Facilities. The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:

- 1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.*
- 2. The parking facility for which joint use is proposed is no further than 400 feet from the building or use required to have provided parking.*
- 3. The parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of the ordinance, shall be recorded in the office of the county recorder and copies of the instrument filed with the director.*

Response: The total required off-street parking will be met by using Joint Use shared parking between the Friendsview Retirement Community lots (The Manor lot and the adjacent University Village lot to the west). The

total sum of units between the two lots are 407 units. Zoning requires 1 stall per unit. The total parking requirement for both lots are 407 parking stalls. The provided parking stalls between the two lots is 444 parking stalls. The shared parking will be for the staff which will not create any substantial conflict. The residents and guests parking will be adjacent to the building they serve. The two lots share a lot line and therefore are within the 400 feet of the communities they serve. Both lots are part of the Friendsview Retirement Community and will not require an agreement between parties. This criterion is met.

15.440.060 PARKING AREA AND SERVICE DRIVE IMPROVEMENTS.

All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:

A. All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.

Response: The proposed parking area and service drive will be surfaced with asphaltic concrete. See storm summary above for drainage. These provisions are satisfied.

B. All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.

Response: The parking area is designed to be wholly contained within the property boundaries; therefore, the parking areas will not encroach on public streets, alleys, or other rights-of-way. No parking areas have been proposed between the curb and sidewalk or between the public right-of-way. These criteria are met.

C. All parking areas, except those required in conjunction with a single family or two-family dwelling, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.

Response: No encroachment is proposed on abutting private and public properties. This requirement is met.

D. All parking areas, including service drives, except those required in conjunction with single-family or two-family dwellings, shall be screened in accordance with NMC 15.420.010(B).

Response: The parking area will not be visible from any adjacent rights-of-way or properties, therefore, screening the parking area in accordance with NMC 15.420.010(B). This provision is satisfied.

E. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.

Response: Lighting illuminating the parking area will not be visible from any abutting or adjacent residential district. This criterion is met.

F. All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.

Response: The service drive and all parking spaces and loading areas will be substantially marked and visible to comply with NMC 15.440.070 as outlined below. This criterion is satisfied.

G. Parking areas for residential uses shall not be located in a required front yard, except as follows:

1. Attached or detached single-family or two-family: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.
2. Three- or four-family: parking is authorized in a front yard on a service drive which is adjacent to a door at least seven feet wide intended and used for entrance of a vehicle (see Appendix A, Figure 12).

Response: The proposed parking is not located within a required front yard. This criterion is met.

H. A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized. Penalty: See NMC 15.05.120.

Response: No reduced-size parking stalls have been proposed. This provision is not applicable.

15.440.070 PARKING TABLES AND DIAGRAMS.

The following tables provide the minimum dimensions of public or private parking areas:

Table of Dimensions (In Feet)

Stall Width with Corresponding Aisle Width						
Stall Width = X	9	9.5	10	10.5	11	12
Aisle Width = Y	24	24	22	22	20	20

Diagram 3

Notes:

1. Bumpers must be installed where paved areas abut street right-of-way (except at driveways).
2. No stalls shall be such that cars must back over the property line to enter or leave stall.
3. Stalls must be clearly marked and the markings must be maintained in good condition.
4. The sketches show typical situations to illustrate the required standards. For further information or advice, contact the community development department at 537-1210.

Response: No angle nor compact parking spaces have been proposed within the parking area. The parking spaces provided meet the required dimensions for stalls of 9 feet in width and between 18 feet in depth. Parking aisles are 24 feet minimum in width. No paved areas will abut a street right-of-way. No stalls will be located near a property line. Parking spaces will be clearly marked, and the markings maintained in good condition. These requirements are satisfied.

Article II. Bicycle Parking

15.440.090 PURPOSE.

Cycling is a healthy activity for travel and recreation. In addition, by maximizing bicycle travel, the community can reduce negative effects of automobile travel, such as congestion and pollution. To maximize bicycle travel, developments must provide effective support facilities. At a minimum, developments need to provide a secure place for employees, customers, and residents to park their bicycles.

Response: The required bicycle parking will be provided per Newberg Municipal Code requirements. These facilities will allow bicycle parking for employees, residents, and visitors to the Friendsview campus.

15.440.100 FACILITY REQUIREMENTS.

Bicycle parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.

Use (Minimum Number of Bicycle Parking Spaces Required)

New commercial, industrial, office, and institutional developments, including additions that total 4,000 square feet or more (One bicycle parking space for every 10,000 square feet of gross floor area. In C-4 districts, two bicycle parking spaces, or one per 5,000 square feet of building area, must be provided, whichever is greater)

Response: For this institutional use within the Institutional zoning district, one bicycle parking space is required for every 10,000 square feet of gross floor area. The project proposes providing 8 new bicycle parking spaces for staff and visitors.

15.440.110 DESIGN.

A. Bicycle parking facilities shall consist of one or more of the following:

- 1. A firmly secured loop, bar, rack, or similar building that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.*
- 2. An enclosed locker.*
- 3. A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.*
- 4. Other building designs approved by the director.*

B. All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.

C. All spaces shall be located within 50 feet of a building entrance of the development.

D. Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.

Response: Attached development plans (Exhibit A) demonstrate that bicycle parking is provided within 50 feet of the main entry. The provided spaces will be 6 feet long by 2½ feet in width and not obstruct pedestrian travel. No bicycle parking facilities are proposed within a public right-of-way. These criteria are satisfied.

Article III. Private Walkways

15.440.120 PURPOSE.

Sidewalks and private walkways are part of the city's transportation system. Requiring their construction is part of the city's plan to encourage multimodal travel and to reduce reliance on the automobile. Considerable funds have and will be expended to install sidewalks along the streets in the city. Yet there is little point to this expense if it is not possible for people to walk from the sidewalk to the developments along each side. The following requirements are intended to provide safe and convenient paths for employees, customers, and residents to walk from public sidewalks to development entrances, and to walk between buildings on larger sites.

15.440.130 Where required.

Private walkways shall be constructed as part of any development requiring Type II design review, including mobile home parks. In addition, they may be required as part of conditional use permits or planned unit developments. In the airport industrial (AI) district and residential (AR) district, on-site walks are not required in aircraft operations areas, such as parking aprons, taxiways, and runways.

15.440.140 Private walkway design.

A. All required private walkways shall meet the applicable building code and Americans with Disabilities Act requirements.

B. Required private walkways shall be a minimum of four feet wide.

C. Required private walkways shall be constructed of portland cement concrete or brick.

D. Crosswalks crossing service drives shall, at a minimum, be painted on the asphalt or clearly marked with contrasting paving materials or humps/raised crossings. If painted striping is used, it should consist of thermoplastic striping or similar type of durable application.

E. At a minimum, required private walkways shall connect each main pedestrian building entrance to each abutting public street and to each other.

F. The review body may require on-site walks to connect to development on adjoining sites.

G. The review body may modify these requirements where, in its opinion, the development provides adequate on-site pedestrian circulation, or where lot dimensions, existing building layout, or topography preclude compliance with these standards.

Response: The proposed RCF building will feature private walkways. Private walkways are provided on the north and west of the project, adjoining sidewalks throughout the campus. These private walkways lead to building entrances on the northern portions of the building. The walkways proposed will meet the applicable building code and ADA requirements for access, be a minimum of 4 feet in width, be constructed of concrete cement, be clearly marked with a contrasting construction material, and connect each building entrance with a public street and sidewalk. These provisions are met.

Division 15.500 PUBLIC IMPROVEMENT STANDARDS

CHAPTER 15.505 PUBLIC IMPROVEMENTS STANDARDS

15.505.020 Applicability.

The provision and utilization of public facilities and services within the City of Newberg shall apply to all land developments in accordance with this chapter. No development shall be approved unless the following improvements are provided for prior to occupancy or operation, unless future provision is assured in accordance with NMC 15.505.030(E).

A. Public Works Design and Construction Standards. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall comply with the requirements of the most recently adopted Newberg public works design and construction standards.

B. Street Improvements. All projects subject to a Type II design review, partition, or subdivision approval must construct street improvements necessary to serve the development.

C. Water. All developments, lots, and parcels within the City of Newberg shall be served by the municipal water system as specified in Chapter 13.15 NMC.

D. Wastewater. All developments, lots, and parcels within the City of Newberg shall be served by the municipal wastewater system as specified in Chapter 13.10 NMC.

E. Stormwater. All developments, lots, and parcels within the City of Newberg shall manage stormwater runoff as specified in Chapters 13.20 and 13.25 NMC.

F. Utility Easements. Utility easements shall be provided as necessary and required by the review body to provide needed facilities for present or future development of the area.

G. City Approval of Public Improvements Required. No building permit may be issued until all required public building improvements are in place and approved by the director, or are otherwise bonded for in a manner approved by the review authority, in conformance with the provisions of this code and the Newberg Public Works Design and Construction Standards.

Response: All needed utilities are available for the project and ready for connection. These utilities are currently located within public rights-of-way or easements as required by previous approvals. Any connection to or needed public improvements will meet all applicable City standards. These criteria are satisfied.

15.505.030 STREET STANDARDS.

A. Purpose. The purpose of this section is to:

- 1. Provide for safe, efficient, and convenient multi-modal transportation within the City of Newberg.*
- 2. Provide adequate access to all proposed and anticipated developments in the City of Newberg. For purposes of this section, "adequate access" means direct routes of travel between destinations; such destinations may include residential neighborhoods, parks, schools, shopping areas, and employment centers.*
- 3. Provide adequate area in all public rights-of-way for sidewalks, wastewater and water lines, stormwater facilities, natural gas lines, power lines, and other utilities commonly and appropriately placed in such rights-of-way. For purposes of this section, "adequate area" means space sufficient to provide all required public services to standards defined in this code and in the Newberg public works design and construction standards.*

B. Applicability. The provisions of this section apply to:

- 1. The creation, dedication, and/or construction of all public streets, bike facilities, or pedestrian facilities in all subdivisions, partitions, or other developments in the City of Newberg.*
- 2. The extension or widening of existing public street rights-of-way, easements, or street improvements including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals.*
- 3. The construction or modification of any utilities, pedestrian facilities, or bike facilities in public rights-of-way or easements.*
- 4. The designation of planter strips. Street trees are required subject to Chapter 15.420 NMC.*
- 5. Developments outside the city that tie into or take access from city streets.*

E. Improvements to Existing Streets.

- 1. All projects subject to partition, subdivision, or Type II design review approval shall dedicate right-of-way sufficient to improve the street to the width specified in subsection (G) of this section.*
- 2. All projects subject to partition, subdivision, or Type II design review approval must construct a minimum of a three-quarter street improvement to all existing streets adjacent to, within, or necessary to serve the development. The director may waive or modify this requirement where the applicant demonstrates that the condition of existing streets to serve the development meets city standards and is in satisfactory condition to handle the projected traffic loads from the*

development. Where a development has frontage on both sides of an existing street, full street improvements are required.

3. In lieu of the street improvement requirements outlined in NMC 15.505.040(B), the review authority may elect to accept from the applicant monies to be placed in a fund dedicated to the future reconstruction of the subject street(s). The amount of money deposited with the city shall be 100 percent of the estimated cost of the required street improvements (including any associated utility improvements), and 10 used for this purpose shall be based on preliminary design of the constructed street provided by the applicant's engineer and shall be approved by the director.

F. Improvements Relating to Impacts. Improvements required as a condition of development approval shall be roughly proportional to the impact of the development on public facilities and services. The review body must make findings in the development approval that indicate how the required improvements are roughly proportional to the impact. Development may not occur until required transportation facilities are in place or guaranteed, in conformance with the provisions of this code. If required transportation facilities cannot be put in place or be guaranteed, then the review body shall deny the requested land use application.

G. Street Width and Design Standards.

1. Design Standards. All streets shall conform with the standards contained in Table 15.505.030(G). Where a range of values is listed, the director shall determine the width based on a consideration of the total street section width needed, existing street widths, and existing development patterns. Preference shall be given to the higher value. Where values may be modified by the director, the overall width shall be determined using the standards under subsections (G)(2) through (10) of this section.

2. Motor Vehicle Travel Lanes. Collector and arterial streets shall have a minimum width of 12 feet.

3. Bike Lanes. Striped bike lanes shall be a minimum of six feet wide. Bike lanes shall be provided where shown in the Newberg transportation system plan.

4. Parking Lanes. Where on-street parking is allowed on collector and arterial streets, the parking lane shall be a minimum of eight feet wide.

5. Center Turn Lanes. Where a center turn lane is provided, it shall be a minimum of 12 feet wide.

7. Sidewalks. Sidewalks shall be provided on both sides of all public streets. Minimum width is five feet.

8. Planter Strips. Except where infeasible, a planter strip shall be provided between the sidewalk and the curb line, with a minimum width of five feet. This strip shall be landscaped in accordance with the standards in NMC 15.420.020. Curb side sidewalks may be allowed on limited residential streets. Where curb-side sidewalks are allowed, the following shall be provided:

a. Additional reinforcement is done to the sidewalk section at corners.

b. Sidewalk width is six feet.

9. *Slope Easements.* Slope easements shall be provided adjacent to the street where required to maintain the stability of the street.

10. *Intersections and Street Design.* The street design standards in the Newberg public works design and construction standards shall apply to all public streets, alleys, bike facilities, and sidewalks in the city.

R. *Vehicular Access Standards.*

1. *Purpose.* The purpose of these standards is to manage vehicle access to maintain traffic flow, safety, roadway capacity, and efficiency. They help to maintain an adequate level of service consistent with the functional classification of the street. Major roadways, including arterials and collectors, serve as the primary system for moving people and goods within and through the city. Access is limited and managed on these roads to promote efficient through movement. Local streets and alleys provide access to individual properties. Access is managed on these roads to maintain safe maneuvering of vehicles in and out of properties and to allow safe through movements. If vehicular access and circulation are not properly designed, these roadways will be unable to accommodate the needs of development and serve their transportation function.

2. *Access Spacing Standards.* Public street intersection and driveway spacing shall follow the standards in Table 15.505.R below. The Oregon Department of Transportation (ODOT) has jurisdiction of some roadways within the Newberg city limits, and ODOT access standards will apply on those roadways. Table 15.505.R. Access Spacing Standards Roadway

3. *Properties with Multiple Frontages.* Where a property has frontage on more than one street, access shall be limited to the street with the lesser classification.

4. *Driveways.* More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.

T. *Street Trees.* Street trees shall be provided for all projects subject to Type II design review, partition, or subdivision. Street trees shall be installed in accordance with the provisions of NMC 15.420.010(B)(4).

U. *Street Lights.* All developments shall include underground electric service, light standards, wiring and lamps for street lights according to the specifications and standards of the Newberg public works design and construction standards. The developer shall install all such facilities and make the necessary arrangements with the serving electric utility as approved by the city. Upon the city's acceptance of the public improvements associated with the development, the street lighting system, exclusive of utility-owned service lines, shall be and become property of the city unless otherwise designated by the city through agreement with a private utility.

15.505.030 Street standards Response: Frontage improvements along Fulton Street consist of replacing the existing sidewalk with a new 6-foot wide curb tight sidewalk. Existing curb cuts will be removed and replaced with a full height curb and gutter. The existing easterly driveway will be re-constructed with a commercial driveway approach meeting ADA standard. A 5-foot dedication is being provided where the existing right-of-way is 50-foot wide as required in the pre-application meeting notes, to meet current road classification standards.

An encroachment easement will be requested for the existing vehicular ramp accessing the Creekside facility. This ramp will encroach approximately 2'-0" into the requested 5' dedicated Right-of-Way.

PGE utilities along Fulton will be moved underground up to the edge of the conservation zone. The lines will be terminated at that point with a pole.

Street trees are existing behind sidewalk and appear to be healthy and viable.

New street light poles will be engineered and provided per the City standards.

15.505.040 PUBLIC UTILITY STANDARDS.

A. Purpose. The purpose of this section is to provide adequate services and facilities appropriate to the scale and type of development.

B. Applicability. This section applies to all development where installation, extension or improvement of water, wastewater, or private utilities is required to serve the development or use of the subject property.

C. General Standards.

1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.

2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.

Response: Proposed utility plans have been discussed with City staff and submitted for review as part of this application. All applicable standards have been met.

D. Standards for Water Improvements. All development that has a need for water service shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary wastewater and stormwater facilities, as applicable.

1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with

city pressure zones and shall be looped where necessary to provide adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.

3. The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.

4. Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.

Response: The proposed project will obtain water via a connection to the existing 8-inch public water line already looped through the property. Fire flow testing has been completed for the site. Three fire hydrant connections, a 6-inch fire sprinkler connection, and a separate 4-inch domestic water service connection are proposed to serve the development. These improvements will meet the City of Newberg's standards upon their completion.

E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.

1. All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.

2. All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.

3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.

4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.

5. Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.

6. The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.

7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.

Response: The proposed project will connect to an existing 8-inch sanitary main at the northeast corner of the site. As the project includes a kitchen facility, a grease-interceptor is included prior to connection to the sanitary sewer main line. A number of sanitary services which were previously connected to single-family residences will be abandoned or relocated. These provisions are or will be satisfied upon completion of construction.

F. Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards.

Response: No easements were listed on the Title report. A 15-foot water easement will be provided centered on the water line, for the existing and new area. No trees will be located within this easement.

15.505.050 STORMWATER SYSTEM STANDARDS.

A. Purpose. The purpose of this section is to provide for the drainage of surface water from all development; to minimize erosion; and to reduce degradation of water quality due to sediments and pollutants in stormwater runoff.

B. Applicability. The provisions of this section apply to all developments subject to site development review or land division review and to the reconstruction or expansion of such developments that increases the flow or changes the point of discharge to the city stormwater system. Additionally, the provisions of this section shall apply to all drainage facilities that impact any public storm drain system, public right-of-way or public easement, including but not limited to off-street parking and loading areas.

Response: The project will require connection to stormwater utilities. There is an existing 15-inch stormwater line east of the existing Manor Building. Connections to this line will be made at the southeast corner of the proposed building. These criteria are met.

C. General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

D. Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:

1. The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.

2. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.

3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.

E. Development Standards. Development subject to this section shall be planned, designed, constructed, and maintained in compliance with the Newberg public works design and construction standards.

Response: The City of Newberg Public Works Design and Construction Standards requires that all net new impervious area created must be treated and detained. Thus, two stormwater treatment planters along with an underground chamber system, and storm filter structure are proposed. The new system will manage the stormwater runoff created by the adjacent access road, the new building, and the existing structures upstream of it. Vegetated storm planters are located along the northern and eastern sides of the building, while the chamber system is located within the access road. A Preliminary Stormwater Report is attached to this application. Plans depicting stormwater facilities, site grading, and erosion control are attached to this application as well. These documents and calculations were prepared by an engineer registered within the State of Oregon. The facilities have been planned and designed in accordance with City of Newberg standards. The constructed facilities will also be maintained in accordance with the City's standards. These provisions have been or will be met upon completion of construction.

IV. Conclusion

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Newberg Development Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve these applications for Site Design Review